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# City of Los Angeles CALIFORNIA



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**Council and Public Services Division**

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May 12, 2023

APCSV-2019-1481-SPE-SPP-CU-ZV-1A  
ENV-2019-1482-CE  
Council District 2

**NOTICE TO APPELLANT(S), APPLICANT(S), OWNER(S), OCCUPANT(S), AND  
INTERESTED PARTIES WITHIN A 500-FOOT RADIUS**

You are hereby notified that the Planning and Land Use Management (PLUM) Committee of the Los Angeles City Council will hold a public hearing in-person on **Tuesday, June 6, 2023** at approximately **2:00 P.M.**, or soon thereafter, in the John Ferraro Council Chamber, Room 340, City Hall, 200 North Spring Street, Los Angeles, CA 90012 (entrance on Main Street), to consider the following: Categorical Exemption from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines, Section 15303, and related CEQA findings; report from the South Valley Area Planning Commission (SVAPC), and an Appeal filed by Saied Pouladar (Representative: Eduardo Olivo) from the determination of the SVAPC in approving a: 1) Specific Plan Exception to the Valley Village Specific Plan (Ordinance No. 168,613) to allow the following: a) an accessory car wash use in lieu of the C4 use limitations of Section 5.B. of the Valley Village Specific Plan, and b) a front yard of three percent of the total lot area in lieu of the five percent required by 6.E.1. of the Valley Village Specific Plan, pursuant to Section 11.5.7.F of the Los Angeles Municipal Code (LAMC); 2) Project Permit Compliance review with the Valley Village Specific Plan to allow the construction, use, and maintenance of a 736 square foot, self-operated car wash tunnel, pursuant to LAMC Section 11.5.7.C, 3) Conditional Use to allow a Commercial Corner Development with the following deviations from the standards of LAMC Section 12.22.A.23: a) less than 50 percent ground floor transparent windows, b) an existing free-standing pole sign, c) hours of operation for the existing convenience store from 5:00 a.m. to 11:00 p.m., Monday through Friday, and 6:00 a.m. to 11:00 p.m. Saturday and Sunday; pursuant to LAMC Section 12.24.W.27; and 4) Zone Variance from "Q" Conditions of Ordinance No. 165,108 which limit uses of the subject property to those permitted in the C1.5 Zone pursuant to LAMC Section 12.27; for the construction, use, and maintenance of a 736 square foot, self-operated car wash tunnel, to be operated from 7:00 a.m. to 10:00 p.m. daily, as an accessory use to an existing gas station with convenience store, on an approximately 19,164 square foot commercial corner site, a total of five parking spaces will be provided, the car wash tunnel is proposed at the southwest corner of the site, adjacent to a commercial use, the project includes new landscaping around the site, raising existing concrete masonry unit walls of six feet in height (west property line) and four feet in height (north property line) by two feet each, the addition of eight new on-site trees and three new street trees, four additional parking spaces, new lighting, two new signs, a new trash enclosure area, new air/water location, the addition of two coin operation vacuum hoses with sound dampeners, and the re-facing of an existing free-standing pole sign, the project includes the demolition of a small storage building (160 square feet), the removal of nine palm trees (three mature, six small) and grading of less than 500 cubic yards; for the properties located at 4801 -

4815 North Laurel Canyon Boulevard and 12107 - 12111 West Riverside Drive, subject to Conditions of Approval.

Applicant: Nader Hattar, N&D Corporation  
Representative: Ken Kang, MK Design

The audio for this meeting is broadcast live on the internet at: <https://clerk.lacity.org/calendar>. The live audio can also be heard at: (213) 621-CITY (Metro), (818) 904-9450 (Valley), (310) 471-CITY (Westside) and (310) 547-CITY (San Pedro Area). If the live audio is unavailable via one of these channels, members of the public should try one of the other channels.

Requests for reasonable modification or accommodation from individuals with disabilities, consistent with the Americans with Disabilities Act can be made by contacting the City Clerk's Office at (213) 978-1133. For Telecommunication Relay Services for the hearing impaired, please visit this site for information: <https://www.fcc.gov/consumers/guides/telecommunications-relay-services-trs>.

If you are unable to appear at this meeting, you may submit your comments in writing. Written comments may be addressed to the City Clerk, Room 395, City Hall, 200 North Spring Street, Los Angeles, CA 90012, or submitted through the Public Comment Portal: [www.LACouncilComment.com](http://www.LACouncilComment.com).

In addition, you may view the contents of Council file No. **22-0599** by visiting: <http://www.lacouncilfile.com>

Please be advised that the PLUM Committee reserves the right to continue this matter to a later date, subject to any time limit constraints.

<b>For inquiries about the project, contact City Planning staff:</b>		
Andrew Jorgensen	(818) 374-9904	<a href="mailto:andrew.jorgensen@lacity.org">andrew.jorgensen@lacity.org</a>
<b>For inquiries about the meeting, contact City Clerk staff:</b>		
Candy Rosales	(213) 978-1078	<a href="mailto:clerk.plumcommittee@lacity.org">clerk.plumcommittee@lacity.org</a>

Candy Rosales

Deputy City Clerk, Planning and Land Use Management Committee

**Note:** If you challenge this proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Clerk at, or prior to, the public hearing. Any written correspondence delivered to the City Clerk before the City Council's final action on a matter will become a part of the administrative record. The time in which you may seek judicial review of any final action by the City Council is limited by California Code of Civil Procedure Section 1094.6 which provides that an action pursuant to Code of Civil Procedure Section 1094.5 challenging the Council's action must be filed no later than the 90th day following the date on which the Council action becomes final.